



THE CITY OF SAN DIEGO
DATE OF NOTICE: FEBRUARY 15, 2022

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	MARCH 2, 2022
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	VIRTUAL HEARING
PROJECT NO:	686337
PROJECT NAME:	ST. ANDREWS LOTS 4/5 MAP WAIVER
PROJECT TYPE:	TENTATIVE MAP WAIVER, CONSISTENCY DETERMINATION, PROCESS THREE
APPLICANT:	SPEAR AND ASSOCIATES, INC.
COMMUNITY PLAN AREA:	OTAY MESA
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Carrie Lindsay, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5220 / Clindsay@sanidiego.gov

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(b), as amended by Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City Council has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings. We are providing alternatives to in-person attendance for participating in Hearing Officer meetings. Updated information is available on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>. If you have an attachment to your comment, you may send it to HearingOfficer@sanidiego.gov and it will be distributed to the Planning Commissioners."

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for A Tentative Map Waiver for the consolidation of Lot 4 and Lot 5 of Map No. 16171 into one lot for the creation of two industrial condominiums currently under construction located at 7955 St. Andrews Avenue. The 3.00-acre site is in the IL-3-1 Zone within the Otay Mesa Community Plan Area. Council District 8.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sanidiego.gov before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](#) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sanidiego.gov by 4:00pm on the last day of the appeal period. When received by the

City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00pm on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

Addendum No. 360649 was prepared for the St. Andrews Tentative Map project, adopted by City Council per Resolution No. R-310688, on September 13, 2016. The current project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a):

- (1) No substantial changes are proposed in the project that would require major revisions of the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous Addendum was adopted that shows any of the circumstances described in CEQA Guidelines 15162(3) (A) – (D).

Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously adopted Addendum No. 360649.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call [Support Services at \(619\) 321-3208](#) at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 11004543



Development Services Department

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RETURN SERVICE REQUESTED